

# MEETING SUMMARY

## Eisenhower West/Landmark Van Dorn Implementation Advisory Group Meeting #2

Monday, November 28<sup>th</sup>, 2016 | 7:00 – 8:30 pm | Beatley Central Library, 5005 Duke Street

### 1 Steering Committee Members Present

- Mindy Lyle, Planning Commission, Advisory Group Chair
- William Harris, Alexandria Housing Affordability Advisory Committee
- Judy Coleman, Park and Recreation Commission
- Jake Jakubek, Transportation Commission
- Tyler Orton, Environmental Policy Commission
- Uche Akobundu, Resident Representative
- Sheela Bykadi, Resident Representative
- Jim Durham, Resident Representative
- Arthur Impastato, Resident Representative
- Grace Unangst, Resident Representative
- Agnès Artemel, Business Representative
- Jacob Bedingfield, Business Representative
- Dak Hardwick, Business Representative
- Ken Wire, Business Representative

### 2 City Staff Present

- Carrie Beach, Department of Planning and Zoning
- Radhika Mohan, Department of Planning and Zoning
- Maya Contreras, Department of Planning and Zoning
- Nathan Randall, Department of Planning and Zoning
- Helen McIlvaine, Office of Housing
- Jack Browand, Department of Recreation, Parks, and Cultural Activities
- Allan Fye, Transportation & Environmental Services
- Lee Farmer, Transportation & Environmental Services
- Khoa Dinh Tran, Transportation & Environmental Services

### 3 Welcome and Overview

- Ms. Lyle, Chair of the Advisory Group, welcomed members and made introductory remarks. She also gave an update on the Landmark Mall redevelopment, stating that delays were in part due to parking garage agreements.

#### **Staff Presentation**

*Various staff gave updates on related projects and presentations on planning work in adjacent Fairfax County, the West End Transitway, and development in the plan areas. Below is a summary of the discussions.*

### 4 Updates

- Ms. Mohan gave updates regarding providing comments on the recent Covanta SUP and the process for updating the Virginia Paving SUP, which will begin in early 2017. She also noted that a presentation on the Ben Brenman Pond Stormwater Retrofit Project was happening simultaneously and provided the Advisory Group with a copy of that presentation for their review.

- Mr. Tran gave an update on the Air Quality Analysis, stating that it will begin in January and be completed in May 2017. He highlighted how this study will be different than the study initiated by Covanta in 2014 in that it will include current 2015 data, analyze varying building heights, and will evaluate potential mitigation strategies.
- Ms. Farmer provided an update on the Infrastructure Plan noting that it will analyze conceptual roadway design, sanitary sewer improvements, and sequencing of projects. She anticipated that the work will begin in the spring and also noted future related infrastructure projects and studies.

## 5 Lincolnia Planning District Study, Fairfax County

- Faheem Darab, a Senior Planner in the Fairfax County Department of Planning and Zoning, gave an overview of the neighboring Lincolnia Planning District Study. He described the study area adjacent to Alexandria, the scope, defined key terms and desired outcomes, and the schedule.
- Mr. Darab outlined how the Advisory Group could get involved over the 3-year long process and highlighted an upcoming meeting on December 15<sup>th</sup>.
- Mr. Darab noted that active development is discouraged during a planning process and that property owners were engaged in the planning efforts. He also mentioned that the current plan is restrictive and that a new plan would incentivize property owners to wait until the study is completed to begin the redevelopment process.
- Mr. Darab also discussed new proffer legislation, which will exempt land owners if they are near a Metrorail station, part of a small area plan, are planning for mixed uses with a certain FAR, near a transit source, and are within a community reinvestment area.
- Mr. Darab noted that major VDOT projects like I-395 hot lanes will be incorporated into the study.
- Mr. Wire stated that he represents the owners of Landmark Plaza within this study area and they are excited about the planning study and want Alexandria and Fairfax County to continue to work together on projects like bus rapid transit.

## 6 West End Transitway Overview

- Mr. Fye gave an overview of the West End Transitway project including defining bus rapid transit, identifying the stations and route, describing costs and savings, other associated improvements, and next steps.
- Mr. Fye noted that proposed VDOT work near Shirlington would not affect the construction of the Transitway.
- He also mentioned that existing right of way would be used as much as possible along with existing commitments with land owners, and noted that redevelopment like the newly constructed Modera Tempo provide opportunities to increase right of way.
- Mr. Fye noted that some coordination with partner agencies, including ACPS, had been conducted during the planning phase and will continue through design and development.
- The Transitway is expected to be operational by 2020-2021.

## 7 The Development Process and the Greenhill Development Introduction

- Ms. Contreras gave an overview of the development process, highlighting the relationship between small area plans, coordinated development districts and zoning, and development special use permits.
- She continued with an overview of current development in the plan areas and what is approved in the small area plans for the Greenhill development site.
- The applicant, represented by attorney Mary Catherine Gibbs and architect Michael Winstanley, presented the concept of the redevelopment, highlighting uses, heights, and

key infrastructure. They noted that the concept is in the early stages of rezoning to a coordinated development district and they will be returning to the Advisory Group at later stages of the process for additional input. They stated that the FAR outlined in the Landmark/Van Dorn Corridor Plan was not enough to support the desired retail, but their concept shows a higher FAR that would support it.

- Richard Greenberg, owner of the property, noted that the concept and densities proposed are dependent on their preferred alignment of the multimodal bridge. He also stated that are requesting an FAR of 2.75, which is more than the 2.0 FAR stated in the Landmark/Van Dorn Corridor Plan.
- Mr. Greenberg concluded with an invitation to attend a kick-off meeting next Thursday, December 8<sup>th</sup> to plan a mural along one of the existing warehouse walls.

## **8** Next Steps

- Staff will work with the Advisory Group to identify the next meeting date.